



# BOARD OF ZONING ADJUSTMENTS

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Draft Agenda

December 12, 2016

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## **MEETING INFORMATION**

### Location

#### **City Council Chambers**

1<sup>st</sup> Floor, City Hall  
1300 Perdido Street  
New Orleans, Louisiana

### Time

10:00 a.m.  
*Decision Appeals are heard  
after 1:00 p.m.*

### Board Members

Candice M. Forest – Chair

Todd C. James – Vice Chair

Jaime Ramiro Diaz

Alfonso Gonzalez II

Mary Harper Malone

Nikolaus Richard

Michael K. Broussard

The general public cannot speak  
with the members personally.

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The Board of Zoning Adjustments consists of seven citizen members appointed by the Mayor and approved by the City Council. The City Charter grants the Board the power to permit exceptions to or variations from the City's zoning regulations and to hear decision appeals from the Director of the Department of Safety and Permits in accordance with the principles, conditions, and procedures set forth in Article 14 of the City's Comprehensive Zoning Ordinance. The decision made by the Board will be provided in the form of a resolution. The resolution should be produced by **December 22, 2016**.

### General Rules of Order

Robert's Rules of Order govern the conduct of the meeting. Any member of the public may speak on any matter before the Board. If you wish to appear before the Board, please fill out a Speaker Card and place it in the box provided. When you are recognized by the Chairperson, state your name and address and speak directly into the microphone.

### Appeals

Any person or persons, or any officer, department, commission, board, bureau, or any other agency of the City of New Orleans jointly or singularly aggrieved by any decision of the Board of Zoning Adjustments may present to the Civil District Court of the Parish of Orleans, within thirty (30) days after filing of the decision in the office of the Board, a writ of certiorari asking for such relief and under such rules and regulations as are provided for such matters in appropriate legislation of the State of Louisiana.

## **This is the Draft Agenda**

**Should you wish to view an application you may do so online at [onestopapp.nola.gov](http://onestopapp.nola.gov).** The requested waivers are subject to change prior to the hearing. Should you wish to submit comments on any of the matters included in the agenda, you may do so in the following ways:

E-mail – [CPCinfo@nola.gov](mailto:CPCinfo@nola.gov) or the planner listed on the agenda  
Mail – 1300 Perdido Street Room 7W03, New Orleans, Louisiana 70112  
Fax – 504-658-7032

All written correspondence should include the docket number and be made to the attention of the Staff of the Board of Zoning Adjustments. The deadline for public comment is **no later than 5:00 p.m. on the Monday before the meeting.**

- A. Call to Order, Roll Call, Adoption of Minutes, Communications and Reading of Hearing Rules
- B. Recognition of Past Board Members
- C. BZA Dockets – Former Comprehensive Zoning Ordinance - Unfinished Business

**ITEM 1 – Docket Number: 081-15**

**Applicant or Agent:** Harry Baker Smith Architects, 515 Toulouse, LLC  
**Property Location:** 515-517 Toulouse St., 516 Wilkinson St. **Zip:** 70130  
**Bounding Streets:** Toulouse St., Decatur St., Chartres St., & Wilkinson St.  
**Zoning District:** VCC-2 Vieux Carre Commercial District  
**Historic District:** Vieux Carré **Planning District:** 1b  
**Existing Use:** Vacant Mixed-Use **Square Number:** 26  
**Provided Use:** Commercial/Residential (25 units) **Lot Number:** 10, 11, 12, 16, B, A  
**Project Planner:** Brittany B. DesRocher (bbdesrocher@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 8, Section 8.5.7 (Table 8-D) of the former Comprehensive Zoning Ordinance.

**Request:** This request is to permit the renovation of an existing building to a mixed-use structure with excessive height.

**Requested Waiver:**

**Section 8.5.7 (Table 8-D) – Maximum Building Height**

Permitted: 50 feet                      Provided: 53 feet                      Waiver: 3 feet



**D. BZA Dockets – Current Comprehensive Zoning Ordinance - Unfinished Business**

**ITEM 2 – Docket Number: 092-16**

**Applicant or Agent:** 1<sup>st</sup> Street Racquet Club  
**Property Location:** 2375 Tchoupitoulas Street **Zip:** 70130  
**Bounding Streets:** Tchoupitoulas St., First St., Rousseau St. Soraparu St.  
**Zoning District:** MU-1 Medium Intensity Mixed-Use District  
**Overlay District:** EC Enhancement Corridor Design Overlay  
**Historic District:** Irish Channel **Planning District:** 2  
**Existing Use:** Warehouse **Square Number:** 27  
**Provided Use:** Reception Facility **Lot Number:** 5, 6, 7, & A  
**Project Planner:** Tyler Antrup (tjantrup@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 20, Section 20.3.WW of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit a reception facility with insufficient minimum distance from the nearest residential district.

**Requested Waiver:**

**Article 20, 20.3.WW — Reception Facility**

Permitted: 200'                      Provided: 30'                      Waiver: 170'



**ITEM 3 – Docket Number: 093-16**

**Applicant or Agent:** WTJ Group LLC, Thais Santos  
**Property Location:** 219-221 N. Tonti Street **Zip:** 70119  
**Bounding Streets:** N. Tonti St., Iberville St., N. Rocheblave St., & Bienville St.  
**Zoning District:** HU-RD2 Two-Family Residential District  
**Historic District:** N/A **Planning District:** 4  
**Existing Use:** Single-Family Residence **Square Number:** 305  
**Provided Use:** Single-Family Residence **Lot Number:** 27  
**Project Planner:** Danica Adams (dcadams@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A), Article 11, Section 11.3.B.3 (a), Article 22, Section 22.8.B.1, and Article 22, Section 22.11.D (1), (2), (3), and (5) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a single-family residence with an excessive front yard setback, excessive paving in the front yard, and an off-street parking space in the front yard that is too close to the side property line.

**Requested Waivers:**

**Article 11, 11.3.A.1 (Table 11-2A) — Maximum Impervious Surface in Front Yard**

Permitted: 40% max                      Provided: 45%                      Waiver: 5%

**Article 11, 11.3.A.1 (Table 11-2A) — Front Yard Setback (AFTER THE FACT)**

Permitted: 20’ max                      Provided: 40’-11”                      Waiver: 20’-11”

**Article 11, 11.3.B.3 (a) — Parking Restrictions**

Permitted: 0 spaces in the front yard    Provided: 1                      Waiver: 1

**Article 22, 22.8.B.1 — Permitted Vehicle Parking Locations (Front Yard)**

Permitted: 0 spaces in the front yard    Provided: 1                      Waiver: 1

**Article 22, 22.11.D.1 — Parking Pad Design (Location)**

Permitted: 0 spaces in the front yard    Provided: 1                      Waiver: 1

**Article 22, 22.11.D.2 — Parking Pad Design (Location)**

Permitted: 0 spaces in the front yard    Provided: 1                      Waiver: 1

**Article 22, 22.11.D.3 — Parking Pad Design (Location)**

Permitted: 3’ from side lot line            Provided: 1’-8”                      Waiver: 1’-4”

**Article 22, 22.11.D.5 — Maximum Impervious Surface**

Permitted: 40% max                      Provided: 45%                      Waiver: 5%



**ITEM 4 – Docket Number: 094-16**

**Applicant or Agent:** Darrin Champagne  
**Property Location:** 920 Delaronde Street **Zip:** 70114  
**Bounding Streets:** Delaronde St., Elmira St., Pacific Ave., & Patterson St.  
**Zoning District:** HU-RD2 Two-Family Residential District  
**Historic District:** Algiers Point **Planning District:** 12  
**Existing Use:** Vacant Lot **Square Number:** 43  
**Provided Use:** Single-Family Residence **Lot Number:** E (Provided E1)  
**Project Planner:** Sabine Lebailleux (selebailleux@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 11, Section 11.3.A.1. (Table 11-2A) of the Comprehensive Zoning Ordinance.

**Request:** This request is in conjunction with Subdivision Docket 108/16 to permit the creation of a lot with insufficient minimum lot area and insufficient minimum lot width.

**Requested Waiver:**

**Section 11.3.A.1 (Table 11-2A) — Minimum Lot Width**

Required: 30'                                  Provided: 27'-5"                                  Waiver: 2'-7"



**ITEM 5 – Docket Number: 095-16**

**Applicant or Agent:** Darrin Champagne  
**Property Location:** 920 Delaronde Street **Zip:** 70114  
**Bounding Streets:** Delaronde St., Elmira Ave., Pacific Ave., & Patterson St.  
**Zoning District:** HU-RD2 Two-Family Residential District  
**Historic District:** Algiers Point **Planning District:** 12  
**Existing Use:** Vacant Lot **Square Number:** 43  
**Provided Use:** Single-Family Residence **Lot Number:** E (Provided E2)  
**Project Planner:** Nicholas Kindel (njkindel@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 11, Section 11.3.A.1. (Table 11-2A) of the Comprehensive Zoning Ordinance.

**Request:** This request is in conjunction with Subdivision Docket 108/16 to permit the creation of a lot with insufficient minimum lot width.

**Requested Waiver:**

**Section 11.3.A.1 (Table 11-2A) — Minimum Lot Width**

Required: 30'                                  Provided: 27'-5"                                  Waiver: 2'-7"



**E. BZA Dockets – Current Comprehensive Zoning Ordinance - New Business****ITEM 6 – Docket Number: 097-16**

**Applicant or Agent:** Scott Aertker, Bradford Carlisle Walker  
**Property Location:** 718-720 Gallier Street **Zip:** 70117  
**Bounding Streets:** Gallier St., Royal St., Desire St., Dauphine St.  
**Zoning District:** HMR-3 Historic Marigny/Tremé/Bywater Residential District  
**Historic District:** Bywater **Planning District:** 7  
**Existing Use:** Single-Family Residence **Square Number:** 174  
**Proposed Use:** Single-Family Residence **Lot Number:** 4 or 9  
**Project Planner:** Stosh Kozlowski (sakozlowski@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 21, Section 21.6.A (3) and Article 21, Section 21.6.A (7) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a shed with insufficient setback from the property line and excessive coverage of the required rear yard (**AFTER THE FACT**).

**Requested Waivers:****Article 21, Section 21.6.A (3) – Accessory Structures & Uses (Rear Yard Coverage)**

Required: Maximum 40%      Provided: 41%      Waiver: 1%

**Article 21, Section 21.6.A (7) – Accessory Structures & Uses (Interior Side Yard Setback)**

Required: 3'      Provided: 1'-9"      Waiver: 1'-3"

**ITEM 7 – Docket Number: 098-16**

**Applicant or Agent:** C. Spencer Smith Architects, Jason P. Mueller  
**Property Location:** 4018 Laurel Street **Zip:** 70115  
**Bounding Streets:** Laurel St., Constantinople St., Annunciation St., Marengo St.  
**Zoning District:** HU-RD2 Two-Family Residential District  
**Historic District:** N/A **Planning District:** 2  
**Existing Use:** Single-Family Residence **Square Number:** 149  
**Proposed Use:** Single-Family Residence **Lot Number:** 16  
**Project Planner:** Sabine Lebailleur (selebailleur@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit an addition onto an existing single-family residence, resulting in insufficient minimum side yard width (**AFTER THE FACT**).

**Requested Waiver:****Article 11, Section 11.3.A.1 (Table 11-2A) – Interior Side Yard Setback**

Required: 36"      Provided: 29.52"      Waiver: 6.48"



**ITEM 8 – Docket Number: 099-16**

**Applicant or Agent:** C. Gabriel Senette , Harold L. Lee, Monique M. Teixeira  
**Property Location:** 4856-4858 Annunciation Street **Zip:** 70115  
**Bounding Streets:** Annunciation St., Lyons St., Tchoupitoulas St., Upperline St.  
**Zoning District:** HU-RD2 Two-Family Residential District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Two-Family Residence **Square Number:** 121  
**Proposed Use:** Two-Family Residence **Lot Number:** 11-A-1  
**Project Planner:** Emily Ramírez Hernández (erhernandez@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 21, Section 21.6.N.1 (a) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a fence with excessive height **(AFTER THE FACT)**.

**Requested Waiver:**

**Article 21, Section 21.6.N.1 (a) – Fence Height**

Required: 8'                                  Provided: 10'                                  Waiver: 2'



**ITEM 9 – Docket Number: 100-16**

**Applicant or Agent:** M & O Realty, Ralph H. Long  
**Property Location:** 115-125 Robert E. Lee Boulevard **Zip:** 70124  
**Bounding Streets:** Robert E. Lee Blvd., West End Blvd., Sapphire St.  
**Zoning District:** S-LC Lake Area General Commercial District  
**Historic District:** N/A **Planning District:** 5  
**Existing Use:** Vacant Lot **Square Number:** 1  
**Proposed Use:** Amusement Facility, Indoor **Lot Number:** B-2A  
**Project Planner:** Brooke Perry (btperry@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 14, Section 14.3.A.1. (Table 14-2), Article 24, Section 24.11.A.6, and Article 24, Section 24.11.F of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of an indoor amusement facility with insufficient front yard depth, insufficient side yard width, insufficient rear yard depth, insufficient minimum permeable open space; and to permit an under awning sign and a wall sign with excessive sign area.

**Requested Waivers:**

**Article 14, Section 14.3.A.1. (Table 14-2) – Minimum Open Space Ratio**

Required: 20                      Provided: 0                      Waiver: 20

**Article 14, Section 14.3.A.1. (Table 14-2) – Front Yard Setback**

Required: 20'                      Provided: 0'                      Waiver: 20'

**Article 14, Section 14.3.A.1. (Table 14-2) – Interior Side Yard Setback**

Required: 10'                      Provided: 0'                      Waiver: 10'

**Article 14, Section 14.3.A.1. (Table 14-2) – Rear Yard Setback**

Required: 20'                      Provided: 0'                      Waiver: 20'

**Article 24, Section 24.11.A.6 – Awning, Canopy, and Under-Gallery Signs**

Required: 3 ft.<sup>2</sup>                      Provided: 21 ft.<sup>2</sup>                      Waiver: 18 ft.<sup>2</sup>

**Article 24, Section 24.11.F – Wall Sign**

Required: 75 ft.<sup>2</sup>                      Provided: 150 ft.<sup>2</sup>                      Waiver: 75 ft.<sup>2</sup>



**ITEM 10 – Docket Number: 101-16**

**Applicant or Agent:** Charley Bob Burnham, Jr.  
**Property Location:** 7024 General Haig Street **Zip:** 70124  
**Bounding Streets:** General Haig St., Walker St., Argonne St., Robert E. Lee Blvd.  
**Zoning District:** S-LRS1 Lakeview Single-Family Residential District  
**Historic District:** N/A **Planning District:** 5  
**Existing Use:** Single-Family Residence **Square Number:** 42  
**Proposed Use:** Single-Family Residence **Lot Number:** 31, 32  
**Project Planner:** Kelly Butler (kgbutler@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 21, Section 21.6.A (3) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of an accessory structure with excessive coverage of the required rear yard.

**Requested Waiver:**

**Article 21, Section 21.6.A (3) – Accessory Structures & Uses (Rear Yard Coverage)**

Required: 40% or 400 ft.<sup>2</sup>      Provided: 60% or 600 ft.<sup>2</sup>      Waiver: 20% or 20 ft.<sup>2</sup>



**ITEM 11 – Docket Number: 102-16**

**Applicant or Agent:** Kevin L. Robert, Brenda B. Robert, Beverly Katz  
**Property Location:** 2632-2634 Constance Street **Zip:** 70130  
**Bounding Streets:** Constance St., Third St., Laurel St., Fourth St.  
**Zoning District:** HU-RD2 Two-Family Residential District  
**Historic District:** Irish Channel **Planning District:** 2  
**Existing Use:** Single-Family Residence **Square Number:** 113  
**Proposed Use:** Single-Family Residence **Lot Number:** 6  
**Project Planner:** Nicholas Kindel (njkindel@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 21, Section 21.6.A (3) and Section 21.6.A (8) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of an accessory structure with excessive coverage of the required rear yard area and insufficient rear and corner side setbacks.

**Requested Waivers:**

**Article 21, Section 21.6.A (3) – Accessory Structures & Uses (Rear Yard Coverage)**

Required: ≤168 ft<sup>2</sup>      Provided: 420 ft<sup>2</sup>      Waiver: 252 ft<sup>2</sup>

**Article 21, Section 21.6.A (8) – Accessory Structures & Uses (Corner Lots)**

Required: 3'      Provided: 0'      Waiver: 3'

**Article 21, Section 21.6.A (8) – Accessory Structures & Uses (Corner Lot Setback)**

Required: 8'      Provided: 0'      Waiver: 8'



**ITEM 12 – Docket Number: 103-16**

**Applicant or Agent:** Repetition LLC, Sherman Strategies, LLC  
**Property Location:** 3509 Hamburg Street **Zip:** 70122  
**Bounding Streets:** Hamburg St., Sere St., Paris Ave., Lafreniere St.  
**Zoning District:** S-RD Two-Family Residential District  
**Historic District:** N/A **Planning District:** 4  
**Existing Use:** Vacant Lot **Square Number:** 2318  
**Proposed Use:** Two-Family Residence **Lot Number:** 23  
**Project Planner:** Timothy Jackson (thjackson@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 13, Section 13.3.A.1. (Table 13-2) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a two-family residence with insufficient minimum lot width and area.

**Requested Waivers:**

**Article 13, Section 13.3.A.1. (Table 13-2) – Minimum Lot Width**

Required: 50’                                      Provided: 30’                                      Waiver: 20’

**Article 13, Section 13.3.A.1. (Table 13-2) – Minimum Lot Area**

Required: 2,500 sf/du                                      Provided: 1,657 sf/du                                      Waiver: 843 sf/du



**ITEM 13 – Docket Number: 104-16**

**Applicant or Agent:** Albert Architecture, Christopher Properties, Inc.  
**Property Location:** 2145 Mirabeau Avenue **Zip:** 70122  
**Bounding Streets:** Mirabeau Ave., Frenchmen St., Timoleon St., Elysian Fields Ave.  
**Zoning District:** S-RS Single-Family Residential District  
**Historic District:** N/A **Planning District:** 6  
**Existing Use:** Single-Family Residence **Square Number:** 3656  
**Proposed Use:** Single-Family Residence **Lot Number:** 15  
**Project Planner:** Nicolette P. Jones (nicolette.jones@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 22, Section 22.4.A (Table 22-1) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the renovation of an existing single-family residence, resulting in the loss of the required off-street parking.

**Requested Waiver:**

**Article 22, Section 22.4.A (Table 22-1) – Off-Street Vehicle and Bicycle Parking Requirements**

Required: 1 space                                      Provided: 0 spaces                                      Waiver: 1 space



**ITEM 14 – Docket Number: 105-16**

**Applicant or Agent:** Belmont Land Holdings LLC, Charles Ward  
**Property Location:** 1239 Montegut Street **Zip:** 70117  
**Bounding Streets:** Montegut St., Urquhart St., Feliciana St., Marais St.  
**Zoning District:** LI Light Industrial District  
**Historic District:** N/A **Planning District:** 7  
**Existing Use:** Vacant Lot **Square Number:** 483  
**Proposed Use:** Warehouse **Lot Number:** 9-X-1-A  
**Project Planner:** Danica Adams (dcadams@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 16, Section 16.3.A.1 (Table 16-2) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit additions onto an existing warehouse, resulting in insufficient minimum permeable open space and insufficient interior side yard setback.

**Requested Waivers:**

**Article 16, Section 16.3.A.1 (Table 16-2) – Interior Side Yard Setback**

Required: 15’                      Provided: 5’                      Waiver: 10’

**Article 16, Section 16.3.A.1 (Table 16-2) – Permeable Open Space**

Required: 20%                      Provided: 0%                      Waiver: 20%



**ITEM 15 – Docket Number: 106-16**

**Applicant or Agent:** Jacob H. McGregor  
**Property Location:** 2107-09 Annunciation Street **Zip:** 70130  
**Bounding Streets:** Annunciation St., Jackson Ave., Laurel St., Josephine St.  
**Zoning District:** HU-RD2 Two-Family Residential District  
**Historic District:** Lower Garden District **Planning District:** 2  
**Existing Use:** Single-Family Residence **Square Number:** 101  
**Proposed Use:** Single-Family Residence **Lot Number:** 4  
**Project Planner:** Cameron Bonnett (cdbonnett@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 11, Section 11.3.A.1. (Table 11-2A) of the Comprehensive Zoning Ordinance.

**Request:** This request is in conjunction with Subdivision Docket 77/16 to permit the creation of a lot with insufficient minimum lot width.

**Requested Waiver:**

**Article 11, Section 11.3.A.1. (Table 11-2A) – Minimum Lot Width**

Required: 30’                      Provided: 26’-4”                      Waiver: 3’-8”



**ITEM 16 – Docket Number: 107-16**

**Applicant or Agent:** 600 Esplanade, LLC, John C. Williams Architects, LLC  
**Property Location:** 600 Esplanade Avenue **Zip:** 70116  
**Bounding Streets:** Esplanade Ave., Chartres St., Barracks St., Royal St.  
**Zoning District:** VCR-2 Vieux Carré Residential District  
**Historic District:** Vieux Carré **Planning District:** 1b  
**Existing Use:** Two-Family Residence **Square Number:** 52  
**Proposed Use:** Multi-Family Residence **Lot Number:** K  
**Project Planner:** Brittany B. DesRocher (bbdesrocher@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 9, Section 9.3.A (Table 9-2) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the conversion of an existing structure into a multi-family residence with insufficient minimum lot area per dwelling unit.

**Requested Waiver:**

**Article 9, Section 9.3.A (Table 9-2) – Minimum Lot Area**

Required: 3,000 ft.<sup>2</sup>                      Provided: 2,351 ft.<sup>2</sup>                      Waiver: 649 ft.<sup>2</sup>



**ITEM 17 – Docket Number: 108-16**

**Applicant or Agent:** Urban Magazine Street Hotel, LLC, 315 Magazine Hotel Owner, LLC  
**Property Location:** 317-321 Magazine Street **Zip:** 70130  
**Bounding Streets:** Magazine St., Natchez St., Picayune Pl., Gravier St.  
**Zoning District:** CBD-2 Historic Commercial and Mixed-Use District Maximum FAR Subject  
**Historic District:** Picayune Place **Planning District:** 1a  
**Existing Use:** Vacant Lot **Square Number:** 166  
**Proposed Use:** Hotel/Motel **Lot Number:** 9, 10, 11  
**Project Planner:** Tyler Antrup (tjantrup@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 17, Section 17.4.A.2 (a) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit an addition onto an existing structure resulting in excessive height.

**Requested Waiver:**

**Article 17, Section 17.4.A.2 (a) – Building Height**

Required: 50'                      Provided: 63'-5"                      Waiver: 13'-5"



**ITEM 18 – Docket Number: 109-16**

**Applicant or Agent:** 4401 Investments, Inc., David. J. Halpern, Kean Miller  
**Property Location:** 4401 N. Robertson Street **Zip:** 70117  
**Bounding Streets:** Poland St., N. Claiborne Ave., Kentucky St., N. Robertson St.  
**Zoning District:** C-2 Auto-Oriented Commercial District EC-2  
**Historic District:** N/A **Planning District:** 7  
**Existing Use:** Vacant Building **Square Number:** 667  
**Proposed Use:** Gas Station **Lot Number:** 1A  
**Project Planner:** Stosh Kozlowski (sakozlowski@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 15, Section 15.3.A.1 (Table 15-2) and Article 20, Section 20.EE of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit a gas station with insufficient rear yard depth, insufficient corner side yard width, insufficient interior side yard width, and with an excessive number of curb cuts.

**Requested Waivers:**

**Article 15, Section 15.3.A.1 (Table 15-2) – Rear Yard Setback**

Required: 25'                      Provided: 3'                      Waiver: 22'

**Article 15, Section 15.3.A.1 (Table 15-2) – Corner Side Yard Setback**

Required: 10'                      Provided: 5'-1/16"                      Waiver: 4'-15/16"

**Article 15, Section 15.3.A.1 (Table 15-2) – Interior Side Yard Setback**

Required: 5'                      Provided: 3'-6"                      Waiver: 1'-6"

**Article 20, Section 20.EE – Gas Station**

Required: 1 curb cut                      Provided: 2 curb cuts                      Waiver: 1 curb cut



**F. Reasonable Accommodation Appeals – Unfinished Business****ITEM 19 – Docket Number: RA003-16**

**Applicant or Agent:** Justin B. Schmidt, Christopher D. Villere  
**Property Location:** 1467 Arabella Street **Zip:** 70115  
**Bounding Streets:** Arabella St., Hurst St., Joseph St., & Garfield St.  
**Zoning District:** HU-RD2 Two-Family Residential District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Single-Family Residence **Square Number:** 58  
**Proposed Use:** Single-Family Residence **Lot Number:** A

**Request Citation:** This request is for a reasonable accommodation from the provisions Article 11, Section 11.3.A.1 (Table 11-2A), and Article 22, Section 22.8.B.1(b), Section 22.11.B1, Section 22.11.B1.a.i, Section 22.11.B1.a.iii, Section 22.11.D.1, and Section 22.11.D.2 of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit an off-street parking space in a required front yard with excessive impervious surface, excessive number of curb cuts, and insufficient lot width for a circular drive (**AFTER THE FACT**).

**Requested Accommodations:****Section 11.3.A.1 (Table 11-2A) — Maximum Impervious Surface - Front Yard**

Permitted: 40%                      Provided: 85%                      Waiver: 45%

**Section 22.8.B.1(b) — Permitted Vehicle Parking Locations (Residential Uses - Front Yard)**

Permitted: 0 Spaces                      Provided: 1 Space                      Waiver: 1 Space

**Section 22.11.B (1) — Curb Cuts**

Permitted: 1 curb cut                      Provided: 2 curb cuts                      Waiver: 1 curb cut

**Section 22.11.B1(a)(i) — Curb Cuts**

Required: 0 spaces in front yard                      Provided: 1 space                      Waiver: 1 space

**Section 22.11.B1(a)(iii) — Curb Cuts**

Required: 50' lot width                      Provided: 45'                      Waiver: 5'

**Section 22.11.D.1 — Parking Pad Design for Single- and Two-Family Residential**

Permitted: 0 spaces in front yard                      Provided: 1 space                      Waiver: 1 space

**Section 22.11.D2 — Parking Pad Design for Single- and Two-Family Residential**

Permitted: 0 spaces in front yard                      Provided: 1 space                      Waiver: 1 space



**G. Director of Safety and Permits Decision Appeals – New Business**

**ITEM 20 – Docket Number: 110-16**

**Applicant or Agent:** Sherman Strategies, LLC, Wayne C. Ducote  
**Property Location:** 2726-42 Perdido Street **Zip:** 70119  
**Bounding Streets:** Perdido St., S. Broad Ave., Pontchartrain Expy., S. White St.  
**Zoning District:** LI Light Industrial District  
**Historic District:** N/A **Planning District:** 4  
**Existing Use:** Parking Lot (Principal Use) **Square Number:** 600  
**Proposed Use:** Parking Lot (Principal Use) **Lot Number:** 28, 29, 30, 31

**Request Citation:** This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance.

**Request:** This is an appeal of the decision of the Director of the Department of Safety and Permits regarding the denial of an occupational license.



**H. Adjournment**